



BLOCK A SITE STATISTICS

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M
PROVIDED: 27.9 M

MIN. LOT AREA: 540 SQ.M
PROVIDED: 4517 SQ.M

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 6.0 M
PROVIDED: 8.5 M

INTERIOR SIDE SETBACK (ABUTTING R3Y ZONE): 3.0 M
PROVIDED: 6.7 M

REAR YARD SETBACK: 6.0 M
PROVIDED: 48.6 M

HEIGHT LIMITATIONS: 22.0 M
PROVIDED: 11.92 M

BUILDING FOOTPRINT: 1192 sq. m.

BUILDING GFA: 3576 sq. m.

LANDSCAPE: 2469 sq. m. (55%)

RESIDENTIAL UNIT COUNT: 40 UNITS

AMENITY AREA: 240 sq. m. (6 sq.m x 40 units)

COMMUNAL AMENITY AREA: 120 sq. m. (50% total amenity)

PARKING STATISTICS: 40 UNITS X 1.4 = 56 PARKING SPACES
PROVIDED: 52 SPACES (2 HANDICAP)

BICYCLE PARKING: 20 SPACES (0.5 per unit)

BLOCK B SITE STATISTICS

ZONING: R5A H(22)

MIN. LOT WIDTH: 18 M
PROVIDED: 31.1 M

MIN. LOT AREA: 540 SQ.M
PROVIDED: 3871 SQ.M

SETBACK REQUIREMENTS

FRONT YARD SETBACK: 6.0 M
PROVIDED: 6.2 M

INTERIOR SIDE SETBACK (ABUTTING R5A ZONE): 3.0 M
PROVIDED: 15.6 M

CORNER SIDE YARD SETBACK: 4.5 M
PROVIDED: 6.8 M

REAR YARD SETBACK: 6.0 M
PROVIDED: 12.3 M

HEIGHT LIMITATIONS: 22.0 M
PROVIDED: 11.84 M

BUILDING FOOTPRINT: 1184 sq. m.

BUILDING GFA: 3552 sq. m.

LANDSCAPE: 1387 sq. m. (36%)

RESIDENTIAL UNIT COUNT: 41 UNITS

AMENITY AREA: 246 sq. m. (6 sq.m x 41 units)

COMMUNAL AMENITY AREA: 123 sq. m. (50% total amenity)

PARKING STATISTICS: 41 UNITS X 1.4 = 57 PARKING SPACES
PROVIDED: 53 SPACES (2 HANDICAP)

BICYCLE PARKING: 23 SPACES (0.5 per unit)

CLIENT: BRIDOR DEVELOPMENTS

PLAN OF SURVEY: INFORMATION SHOWN HAS BEEN TAKEN FROM: Stontec Geomatics Ltd. 400 - 1317 Oryx Avenue Ottawa, ON Tel: 613.722.4420 www.stontec.com

TOPOGRAPHIC PLAN OF SURVEY: PART OF LOT 11 CONCESSION 3 (OTTAWA FRONT) (GEOGRAPHIC TOWNSHIP OF GLEADSTERS) CITY OF OTTAWA

ELEVATION NOTE: 1. ELEVATIONS ARE GEODETIC. 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN IN THE ABOVE REFERENCED SURVEY.

LEGEND:

- PROPERTY LINE
- PROPERTY SETBACK
- OVERHEAD WIRES
- EXISTING BUILDING
- BUILDING ENTRANCE
- HYDRO POLE
- FIRE HYDRANT
- MANHOLE
- CATCH BASIN
- RETAINING WALL
- PROPOSED VEGETATION, REFER TO LANDSCAPING FOR DETAILS
- DEPRESSED CURB
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- DESIGNATED FIRE ROUTE
- AIR WELL

REVISIONS:

No.	REVISIONS	BY	DATE
28	FOR DAR APPROVAL	JP	JAN. 16 2024
27	FOR DAR APPROVAL	JP	JAN. 09 2024
26	FOR SPC SUBMISSION	JP	DEC. 14 2023
25	FOR COORDINATION	RK	NOV. 28 2023
24	FOR CLIENT REVIEW	RK	NOV. 22 2023
24	FOR REVIEW	AK	NOV. 20 2023
24	FOR COORDINATION	JP	NOV. 17 2023
23	FOR COORDINATION	RK	NOV. 14 2023
22	FOR CLIENT REVIEW	JP	OCT. 17 2023

D2 concepts
CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

TATHAM ENGINEERING
5335 Canotek Road, Unit 103, Ottawa, Ontario K1J 9L4
613-747-3636 info@tathameng.com

DESIGNED BY: P.E. DRAWN BY: R.K. APPROVED BY: P.R.

PROJECT: 2380 and 2396 CLEROUX CRESCENT OTTAWA

DRAWING TITLE: SITE PLAN

PROJECT NO. 0403
DATE: NOV 28, 2023

1 SITE PLAN
SCALE = 1:250

2 CONTEXT PLAN
SCALE = N.T.S.

SP-01

D07-12-21-0081